



## 6 School Street

Wolverhampton, WV1 4LR

### A Vacant Freehold City Centre Bar/Restaurant Premises

**2,114 sq ft**  
(196.40 sq m)

- Open Plan
- Split over 2 storeys
- Vacant former bar
- License for bar/restaurant

# 6 School Street, Wolverhampton, WV1 4LR

## Description

The property comprises a vacant former Bar / Restaurant premises in Wolverhampton City Centre. The largely open plan space is split across 2-storeys and benefits from access points on both School Street and Fold Street.

We understand the property also has a premises licence having formerly ran as a bar /restaurant.

## Location

The property occupies a prominent position on the corner of School Street and Fold Street in Wolverhampton City Centre. The property is located within the inner ring road (A4150) and just off the newly pedestrianised Victoria Street. It is a short walk to the Wulfrun and Mander shopping centres, and sits just behind the former Beatties building which will soon be undergoing redevelopment.

Wolverhampton Train and Metro Stations are located about ½ a mile away, in addition to a number of car parking options in close proximity.

## Terms

We are inviting offers in excess of £250,000 for the freehold interest

VAT

All figures' quotes are exclusive of VAT which is not payable.

Business Rates

Rateable Value = £10,500

We understand the property qualifies for exemption under Small Business Rates Relief, subject to tenants' eligibility.

Services

We are advised that all main services are connected.

The agent has not checked and does not accept responsibility for any of the services within this property and would suggest that any occupier satisfies themselves in this regard.

Planning Use

We understand that the unit has planning permission under use class E.

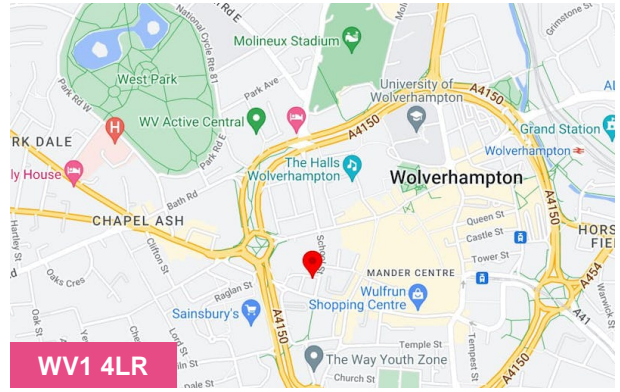
The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

Legal Costs

Each party are to be responsible for their own legal costs incurred during this transaction.

Anti Money Laundering (AML)

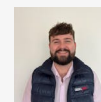
In accordance with Anti-Money Laundering Regulations, we will require two forms of ID from the successful applicant.



## Summary

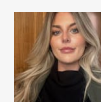
<b>Available Size</b>	2,114 sq ft
<b>Rateable Value</b>	£10,500
<b>Service Charge</b>	N/A
<b>Car Parking</b>	N/A
<b>VAT</b>	Not applicable. VAT is not payable.
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	Upon Enquiry

## Viewing & Further Information



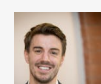
### Scott Rawlings

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### Sophie Froggatt

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sophie@siddalljones.com



### Ryan Lynch

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#### Availability

The property is available immediately upon completion of legal formalities.

#### Viewings

Strictly via the sole agents Siddall Jones.